

View 4 - PROPOSED: Baylis Road, at the northern corner of Waterloo Millennium Green, looking north-east



Proposed:

From this distance, only the top parts of the proposed development will be seen behind the three-storey post-war residential block in the middle of the view, as depicted by the blue wireline. This will add to the already layered townscape, but owing to this minimal level of visibility, the proposed development is considered to have a **neutral** effect on this view.

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View 4 - CUMULATIVE: Baylis Road, at the northern corner of Waterloo Millennium Green, looking north-east



Cumulative:

The cumulative schemes that are most relevant in this view are those of the Blackfriars Road tower cluster, which are shown as orange wirelines here. The resultant change in this view will be much greater than the change caused by the proposed development in isolation. Together with the proposed development, and assuming that these will come forward to a high level of architectural quality, the expected cumulative effect would be **beneficial**, creating a coherent and varied new cluster of tall buildings in the area.

View 5 - EXISTING: Cab Road, in front of the northern stairway entrance to Waterloo Station, looking east

Existing:

Looking east, this view is taken in front of the staircase into Waterloo Station and the Grade II listed Victory Arch. To the right, this view is framed by the stone façade of Waterloo Station and the post-war brown-brick façade of the Union Jack/Capital tower block. This view is dominated by the road layout of Mephram Street and the railway viaduct, which extends from the left towards the central right-hand side of the view. Behind the railway viaduct the top parts of some tall buildings are occasionally visible, for instance No. 1 Blackfriars Road (on the left) and the spire of the Grade II* listed Church of St John with All Saints (on the left), as well as the Shard (in the centre). The skyline in this view is varied and adds legibility to the area.

Visual receptors in this view are comprised of travelers from and to Waterloo Station, visitors to the cultural assets close to the river, such as the South Bank Centre, and the general public.



Viewpoint map



View 5 - PROPOSED: Cab Road, in front of the northern stairway entrance to Waterloo Station, looking east



Proposed:

The proposed development, depicted in blue wireline here, is minimally visible beyond the railway viaduct in the middle of the view. From this distance the details of the proposal will not be discernible. Therefore, the proposed development is considered to have a **neutral** effect on the visual amenity of this view.

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View 5 - CUMULATIVE: Cab Road, in front of the northern stairway entrance to Waterloo Station, looking east



Cumulative:

Owing to the fact that the level of change in this view is higher than that caused by the proposed development in isolation, the effect on visual amenity will increase in scale. Though the addition of further elements of high architectural quality to the view would be generally welcome, the new backdrop created of the church tower in the view by one of the taller cumulative schemes is expected to reduce its legibility to some extent. This is, however, not a result from the contribution of the proposed development to the overall effect. On balance, the beneficial and adverse aspects of the cumulative development on the view will result in a cumulative effect that will remain as **neutral**.

View 6 - EXISTING: Cornwall Road, opposite No.1 Wootton Street, looking east into Wootton Street

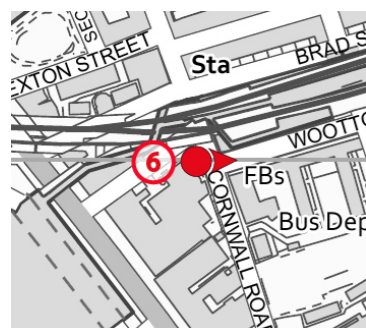
Existing:

This view is taken from the rear of the Union Jack Tower/ Capital Tower at the Cornwall Road and Wootton Street intersection, looking east into Wootton Street. The left-hand side of the view is framed by No. 3 Wootton Street, which features a yellow-brick façade, sashed windows with arched headers and a coffee shop on the ground and first floors. The foreground of the view on the right is dominated by Ospringle House, which is built in a post-war architectural style and features four storeys of residential accommodation, with horizontal communal corridors on each floor leading to the flat entrances. The centre of the view is dominated by the mature trees along Wootton Street and the top floors of Windmill House, with its yellow-brick façade and cluttered roofscape.

The site is in the middle of the view, occluded by the canopies of mature trees and the Windmill House apartment block. The visual receptors in this view are the local residents, as well as the office workers on Wootton Street's offices spaces, not visible in this view.



Viewpoint map



View 6 - PROPOSED: Cornwall Road, opposite No.1 Wootton Street, looking east into Wootton Street



Proposed:

Depicted by a blue wireline, the proposed development is partly occluded by the existing tree on Wootton Street (which will be preserved as part of the proposed development) and therefore only the ground level and upper floors will be visible. From this distance, the stepped design, materials used and colours used will be appreciated. The wrapped corner balconies will define the edge of the existing gap in the middle of the view. Other elevations of the proposed development are occluded by Windmill House. Owing to its high architectural design quality, as discussed previously in chapter 4, it is considered that the proposed development will improve the visual amenity in this view, resulting in a **beneficial** effect.

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